



## **PLANNING DIRECTOR'S HEARING AGENDA**

**WEDNESDAY, October 17, 2007**

9:00 a.m.  
City Council Chambers  
City Hall

200 East Santa Clara Street  
San Jose, California 95113-1905

### **Hearing Officers**

**Jean Hamilton, AICP, Principal Planner**

**Susan Walton, Principal Planner**

**Joseph Horwedel, Director  
Planning, Building, and Code Enforcement**

## NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 535-7800 (VOICE), 294-9337 (TTY) at least two days, (48 hours) before the meeting. If you requested such an accommodation and have not already identified yourself to the technician seated at the staff table, please do so now. If you did not call in advance and do now need assistance, please see the technician.

## NOTICE TO THE PUBLIC

Good morning, this is the Planning Director's Hearing of **October 17, 2007**. My name is \_\_\_\_\_ and I am the Hearing Officer for today's agenda. On behalf of the Planning Director, I would like to welcome you to this Public Hearing. Please remember to turn off all cell phones and pagers. A copy of the agenda is available on the table by the door for your convenience. A validation machine is available up the stairs at the rear of these chambers for parking tickets for the garage underneath City Hall.

The procedure for this hearing is as follows:

- I will identify the project as described on the agenda
- Staff will provide a brief report
- After the staff report, applicant and/or representative will have up to 5 minutes to speak and should make themselves known as their item comes up by approaching the microphone and identifying themselves and stating their home address, or just wave from the audience if you do not wish to speak
- Public testimony of up to 2 minutes, either for or against the project. Please state name and home address for the record
- After the public testimony, the applicant may make closing remarks of up to 5 minutes
- The public hearing will then be closed and I will take action on the item. The Hearing Officer may request staff to respond to the public testimony, ask staff questions, and discuss the item

**If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.**

**The Planning Director's action on these agenda items is final when the permit is signed and mailed, unless the permit is appealed.** The Planning Director's actions are appealable in accordance with the requirements of Title 20 of the Municipal Zoning Code.

Note: If you have any agenda changes, please contact Maria Rodriguez (maria.rodriguez@sanjose.gov).

## **AGENDA**

### **ORDER OF BUSINESS**

#### **1. DEFERRALS**

Any item scheduled for hearing this morning for which deferral is being requested will be taken out of order, to be heard first on the matter of deferral. A list of staff recommended deferrals is available on the table. I will identify the items to be deferred and then ask for comments from the audience. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time. I will now open the public hearing. The following items are proposed to be deferred.

**The matter of deferrals is now closed.**

#### **2. CONSENT CALENDAR**

##### **NOTICE TO THE PUBLIC**

The consent calendar items are considered to be routine and will be considered together. There will be no separate discussion of these items unless a request is made by the Director of Planning, staff, or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please come to the podium at this time.

- a. **H07-034**. Site Development Permit to allow construction of an irrigation pond and associated pump house, and to add additional landscaping at an existing golf course on a 125.6 gross acres site in the R-1-5 Single-Family Residence Zoning District, located in the area generally bounded by Littman Drive on the north, Hampton Drive on the east, Leyland Park Drive on the west, and Echo Valley Drive on the south (Almaden Golf And Country Club, Owner). Council District 10. SNI: None. CEQA: Exempt.  
(Project Manager: Edward Schreiner)
- b. **H07-036**. Site Development Permit to allow the installation of a new 400 sq. ft. pad for a tank enclosure, for a new 9,200 gallon liquefied nitrogen tank, on a 5.79 gross acre site in the HI Heavy Industrial Zoning District, located on the east side of Junction Ave, approximately 20 feet from Junction Ct. (1744 JUNCTION AV) (ConAgra Foods Inc, Owner). Council District 4. SNI: None. CEQA: Exempt.  
(Project Manager: Suparna Saha)
- c. **TR07-217**. Tree Removal Permit to allow removal of one Olive tree 123 inches in circumference on a 0.14 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at 2273 Fairhill Lane (Jay Newman and Sabina Grogan, owners). Council District 9. CEQA: Exempt  
(Project Manager: Suparna Saha)

- d. [TR07-239](#). Tree removal permit to allow removal of three ( 3) Palm trees measuring 63, 70, and 81 inches in circumference on a 0.13 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at 1905 Potrero Drive (Gilbert C and Helen M Lara, owners). Council District 9. CEQA: Exempt.  
(Project Manager: Suparna Saha)
- e. [TR07-244](#). Tree Removal Permit to allow removal of one Monterey Pine tree, 80 inches in circumference, in the R-1-8 Single-Family Residence Zoning District, located at 5390 Lassen Avenue (Sean and Julie Little, owners). Council District 1. CEQA: Exempt.  
(Project Manager: Suparna Saha)
- f. [TR07-271](#). Live Tree Removal Permit for one previously removed Liquid Amber tree ("Widow Maker"), 68 inches in circumference, from the front yard of a single family residence in the R-1-8 Single-Family Residence Zoning District, located at 2290 Fairglen Dr. (Baecklund Anders And Cui Tao, Owner). Council District 9. CEQA: Exempt  
(Project Manager: Licinia Mcmorrow)
- g. [HA71-049-01](#). Live Tree Removal Permit for the removal of five trees including two ordinance-size Monterey Pine trees (approximately 151 and 129 inches in circumference) and three non-ordinance size trees (unknown type) all removed without benefit of permit; and to remove two existing Monterey Pine trees, approximately 62 and 73 inches in circumference on a multi-family residential site in the R-M Multiple Residence Zoning District, located on the northeast corner of Lakewood Drive and Cropley Avenue (1900 Lakewood Drive). Council District 4. CEQA: Exempt.  
(Project Manager: Rachel Roberts)
- h. [SP07-050](#). Special Use Permit to allow demolition of existing buildings/structures and relocate soil within a 15-foot deep remediation hole on a 29.85 gross acres site, for property located in the (IP) Industrial Park, and (HI) Heavy Industrial Zoning Districts, located at/on the southwest corner of East Brokaw Road and Old Oakland Road (1633 Old Oakland Road and 1040 East Brokaw Road) (Markovits And Fox Inc, Owner; The Riding Group, Ton Quagilia, Developer). Council District 4. SNI: None. CEQA: Reuse of an existing Environmental Impact Report: Fox Property General Plan Amendment GP06-04-02, SCH#: 2006072020.  
Deferred from 9/26/2007 and 10/10/2007.  
(Project Manager: John Baty)

**The consent calendar is now closed.**

### **3. PUBLIC HEARING**

- a. [HA87-123-01](#). Site Development Permit Amendment to construct a 1,536 square foot addition to an existing 5,600 square foot commercial building on a 0.41 gross acre site in the CP Pedestrian Commercial Zoning District, located on the north side of Story Road, approximately 100 feet easterly of South King Road (1705 STORY RD) (Disco Bay Llc Et Al, Owner). Council District 5. SNI: East Valley/680 Communities. CEQA: Exempt  
(Project Manager: Ed Schreiner)

- b. **PD07-028**. Planned Development Permit to construct one two-story Single-Family detached residence, approximately 1,540 square feet, and a two-car detached garage, approximately 480 square feet, on a 0.23 gross acre site in the A(PD) Planned Development Zoning District, located on the west side of Clark Avenue approximately 390 feet southeasterly of Willow Street (1147 Clark Street) (James Rowe, Owner). Council District 6. SNI: None. CEQA: Exempt.  
(Project Manager: Rachel Roberts)
- c. **H07-018**. Site Development Permit to construct 888,860 square feet for office uses on a 14.1 gross acres site in the IP Industrial Park Zoning District, located at the southeast corner of State Route 237 and North First Street (101 HOLGER WY) (Hunter Storm, Owner). Council District 4. SNI: None. CEQA: NSJ EIR Resolution No.72768, and Addenda thereto.  
Deferred from 10/10/07.  
(Project Manager: Chris Burton)
- d. The projects being considered are located at the terminus of Duckett Way, approximately 420 feet east of South De Anza Boulevard (1566 Duckett Way), in the A(PD) Planned Development Zoning District (Barry Swenson, Owner/Developer). Council District 1. SNI: None. CEQA: Addendum to a Mitigated Negative Declaration.
  - 1. **PD07-044**. Planned Development Permit to allow construction of 17 new single-family attached residential units, one new single-family detached residence, and preservation of one existing single family residence on a 1.82 gross acres site. The project includes demolition of existing outbuildings adjacent to the single-family residence which is to be preserved, and removal of FIVE ordinance-sized trees (three deodar cedars, two of which are 27 inches in diameter, one of which is 23.5 inches in diameter, and two walnut trees, 18.5 inches and 18 inches in diameter). Please note that the previous hearing notice had indicated that only three ordinance-sized trees were proposed for removal. This revised hearing notice is to transmit that two additional ordinance sized trees (for a total of five ordinance-sized trees) are proposed for removal.  
Continued from 9/26/2007 and 10/10/2007.  
(Project Manager: Reena Mathew)
  - 2. **PT07-034**. Planned Development Tentative Map Permit to subdivide 1 parcel into 19 lots for single-family attached and detached residential uses and common and open space uses on a 1.82 gross acres site.  
Continued from 9/26/2007 and 10/10/2007.  
(Project Manager: Reena Mathew)

This concludes the Planning Director's Hearing for October 17, 2007. Thank you.

PLANNING DIRECTOR'S AGENDA ON THE WEB:

<http://www.sanjoseca.gov/planning/hearings/default.asp>

PUBLIC INFORMATION COUNTER

(408) 535-7800 CITY OF SAN JOSE